

Submitted November 17, 2010

Approved As of

Date November 17, 2010

MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. Meeting No. 19-10
Wednesday, October 13, 2010

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, October 13, 2010.

PRESENT
David Hill, Chair
Jerry Callistein
Kate Ostell
Dion Trahan
John Tyner

Absent: Tracy Pakulniewicz

Present: Bridget Newton, Council Liaison
Susan Swift, Director of CPDS
Cindy Walters, Assistant City Attorney
Deane Mellander, Zoning Administrator
Bobby Ray, Principal Planner
Jeremy Hurlbutt, Planner II
Burt Hall, Director of Recreation and Parks
Elise Cary, Assistant City Forester
John Hollida, Public Works
Rebecca Torma, Transportation
Dan Kane, Public Works
Tyler Tansing, Commission Secretary

REVIEW AND ACTION

Level 3 Site Plan STP2009-00007, Washington Property Company - for the construction of a 109,200 square foot, five-story office building and structured parking garage in the MXE Zone at 4 Research Place.

Mr. Hurlbutt presented the staff report.

Bob Dalrymple with Linowes and Blocher, presented the applicant's request.

Dan Kane answered questions on Condition 13 regarding the storm drain easement across the western portion of the site as well as water pressure regarding fire and safety service on the site.

There was no public comment.

Commissioner Tyner moved, seconded by Commissioner Callistein to approve Level 3 Site Plan STP2009-00007, Washington Property Company per staff's recommendations, including the revised Conditions 25 and 26 and required findings. The motion passed on a vote of 5-0. Commissioner Pakulniewicz was absent.

Level 2 Site Plan STP2010-00059, Tri-State Ice Management, Inc. - for the construction of a 7,200 square foot, outdoor seasonal ice rink and skate shop in Town Square Plaza, in the Park Zone at 131 Gibbs Street.

Mr. Hurlbutt presented the staff report.

Mr. Hall discussed the license agreement with the applicant to use the park. He also described the size and type of ice rink.

Mr. Hall also explained the timeline of the license agreement as well as the noise and safety issues in the park, and other activities that would be displaced by the ice rink.

Mr. Hollida with Public Works discussed the maintenance of the cement pavers in the main plaza.

Neil Burka with Federal Realty presented the applicant's request.

Lance Curran with Tristate Ice Management LLC described the ice rink and the activities involved.

The Commission discussed concerns regarding ADA requirements; use of restrooms, and damage to pavers.

Commissioner Hill acknowledged the emails that the Commission received from citizens.

The following citizens testified:

1. Sondra Block, 38 Maryland Avenue, testified that she is interested in the success of Town Center and that she is in support of the ice rink.
2. Tim Telling, 38 Maryland Avenue, testified that the people living in the Paladian are in support of the ice rink. The rink would bring more activity in the Town Square in the winter season.
3. Nancy Binner, manager of the Rockville Memorial Library, testified that she is in support,

but is concerned about overuse of the Library's restroom.

4. Richard McLain, General Manager of Buffalo Wild Wings, stated that the ice rink would help the business and he would work with the restroom issue.

5. The owner of Toy Kingdom, 36 Maryland Avenue, stated that he is in support of the ice rink because it is good for business.

Commissioner Callistein moved, seconded by Commissioner Ostell to approve Level 2 Site Plan STP2011-00059, Tri-State Ice Management, Inc. per staff recommendations and the required findings. The motion passed on a vote of 5-0. Commissioner Pakulniewicz was absent.

DISCUSSION

Adequate Public Facilities Ordinance - for discussion of a mission statement of the Advisory Group.

The Commission discussed a mission statement.

Commissioner Hill stated that he will work on revising the mission statement and have it for the next agenda for approval.

COMMISSION ITEMS

Chief of Planning Report

Ms. Swift gave a report on the upcoming agenda items.

Old Business

The Commission discussed Pumphrey's Funeral Home letter and the Commission's concern about setting a precedent for other nonconforming uses in the City.

New Business

No New Business

Minutes

Commissioner Callistein moved, seconded by Commissioner Trahan to approve the minutes of Meeting No. 17-10 as amended. The motion passed on a vote of 5-0. Commissioner Pakulniewicz was absent.

FYI Correspondence

The Commission discussed a letter from the superintendent of MPCS to the Mayor and Council regarding the Planning Commission's denial of installing trailers at College Gardens Elementary School. The Commission felt that the Mayor and Council should reply to the letter.

ADJOURN

There being no further business to come before the Planning Commission, the Chair adjourned the meeting at 9:46 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary